



# **Council Lunch, March 16, 2021**

## **Building Development Services**



**Presented by**  
**Dwayne Shmel, Director of Building Development Services**

# Outline

**Purpose and Mission**

**Organization Charts**

**2021 Approved Staff Additions**

**Residential and Commercial Construction**

**Nuisance Abatement**

**Continuous Improvement**

- Abatement Contractors and Contracts
- Code Interpretation Consistency

**Measuring Success**

- Quarterly Performance Update
- Staff Engagement Survey





# Purpose

***The Department of Building Development Services adopts and enforces a variety of building and development codes and standards as codified in the City Ordinances. The City oversees four major trades (electrical, plumbing, gas and mechanical), reviews a variety of construction plans, issues permits, conducts field inspections, and issues Certificates of Occupancy. In addition to supporting new growth and redevelopment, BDS is also actively involved in the abatement process for dangerous and blighted buildings, trash ordinance violations, and seasonal overgrowth.***

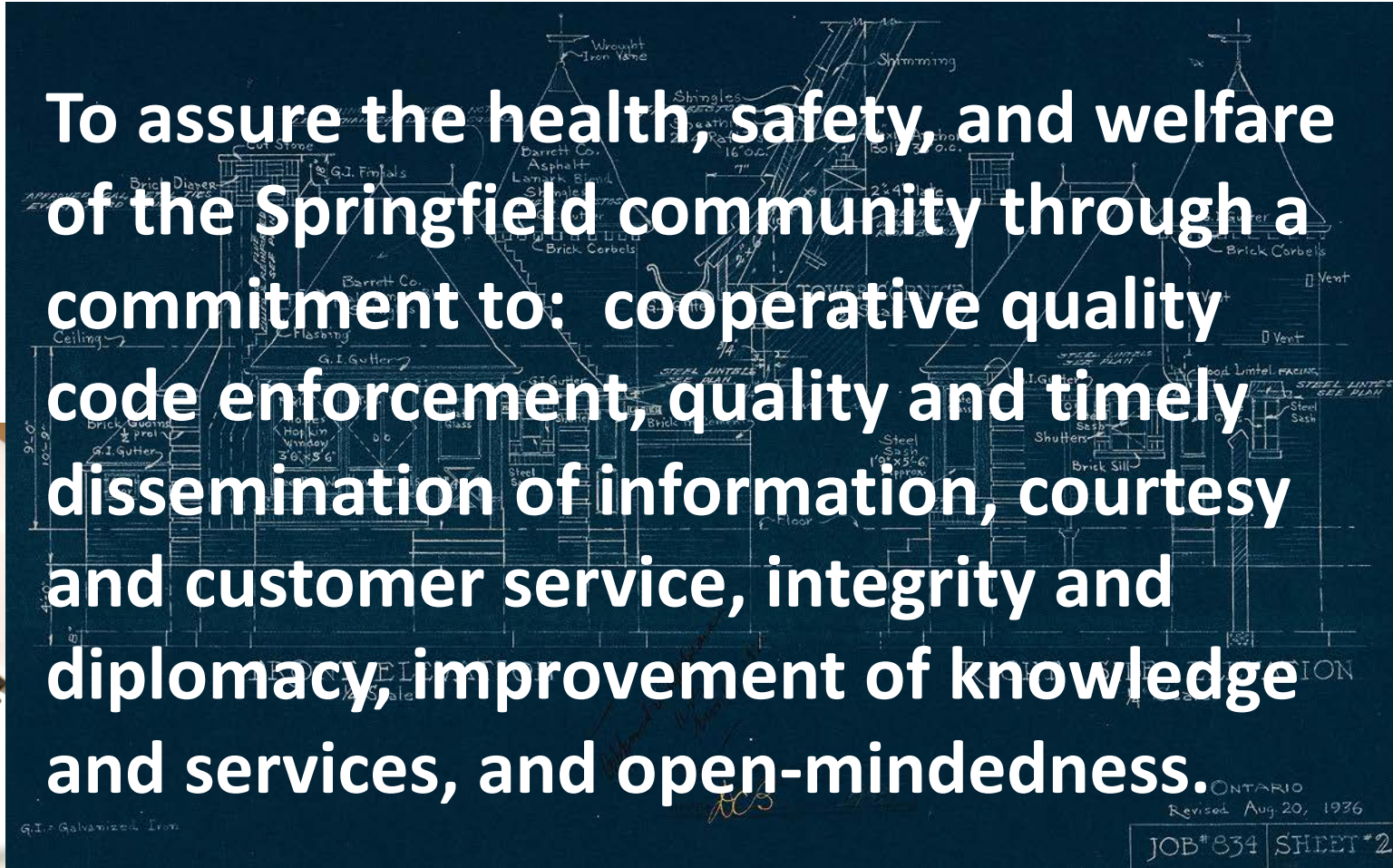




# Mission

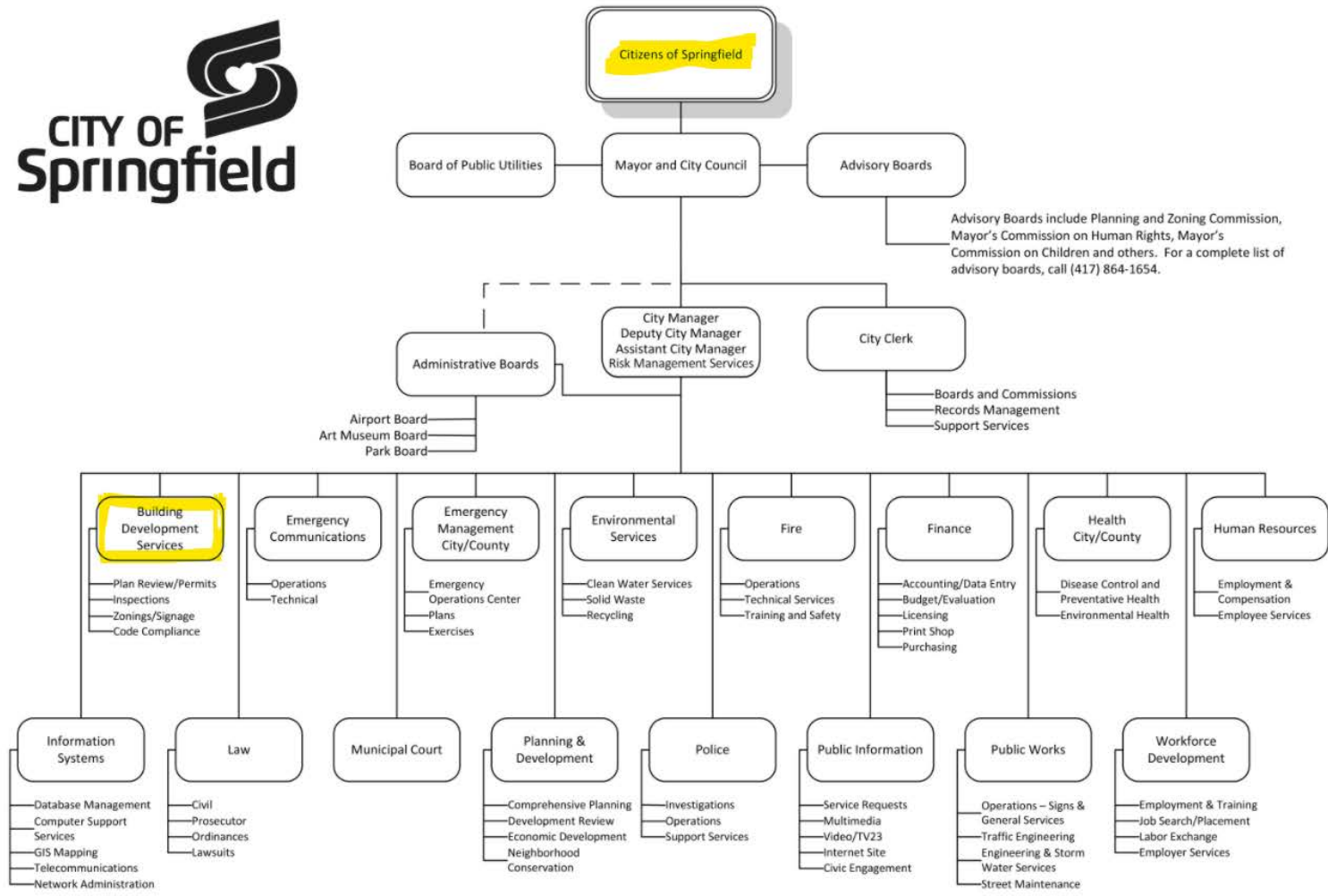


To assure the health, safety, and welfare of the Springfield community through a commitment to: cooperative quality code enforcement, quality and timely dissemination of information, courtesy and customer service, integrity and diplomacy, improvement of knowledge and services, and open-mindedness.



# Our City Government

Current

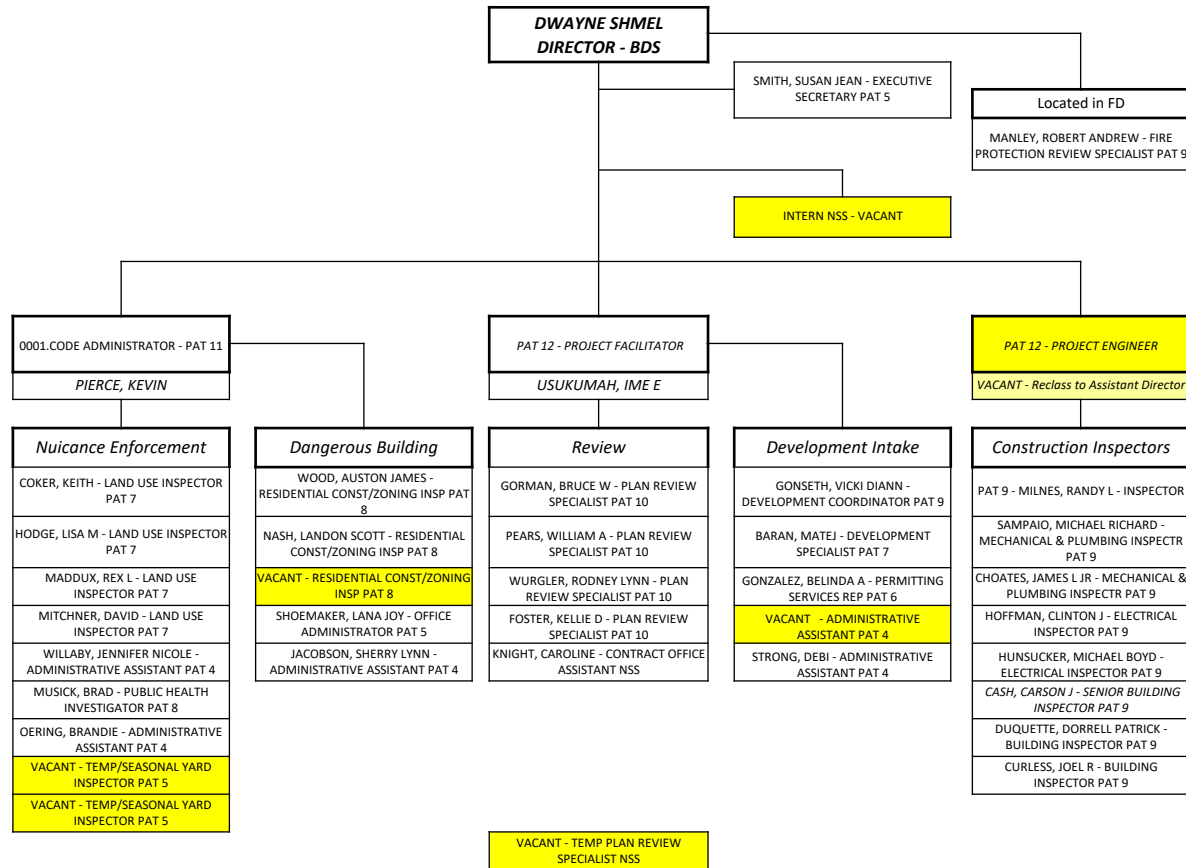


**City Government's Organization Chart**  
City of Springfield, Missouri

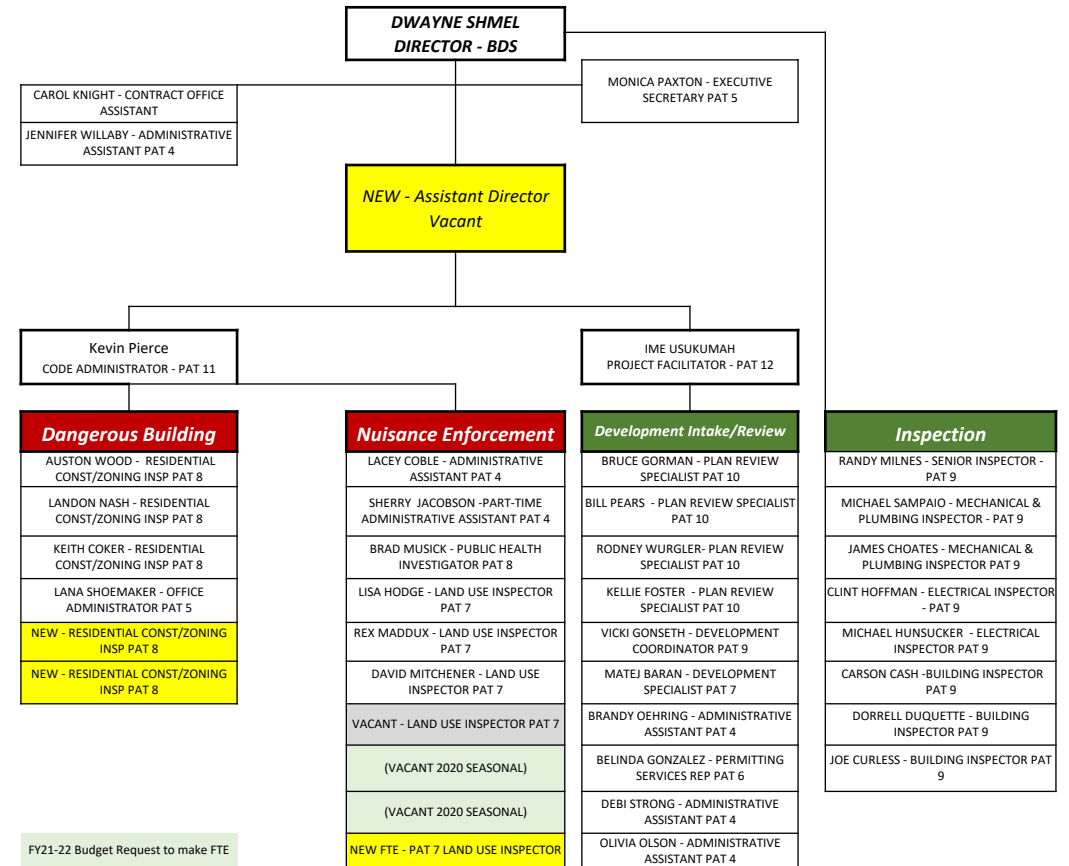


# Organizational Changes This Year

## January 11



## “Recent”

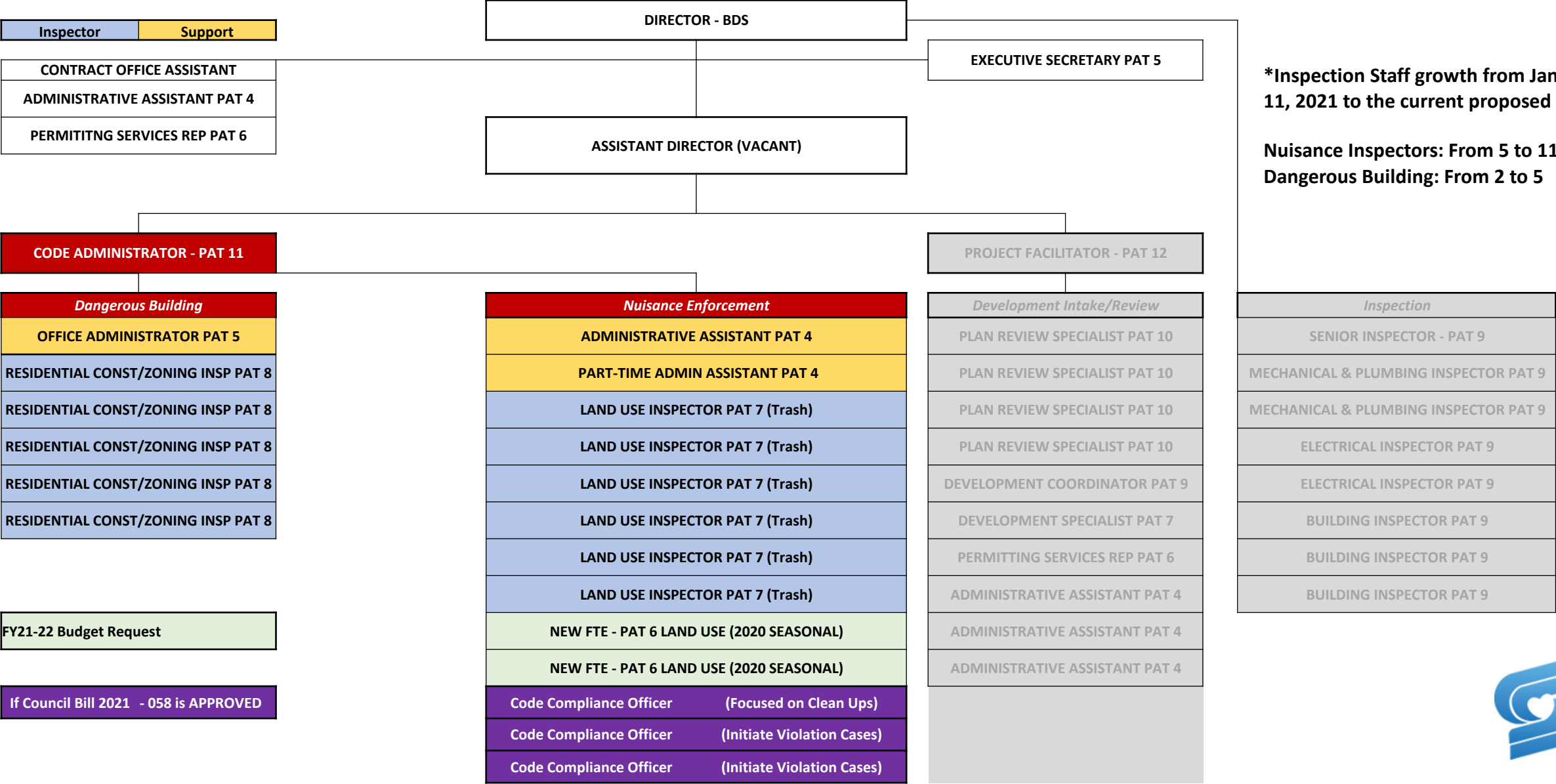


**Reclassified Project Engineer to Assistant Director**  
**Pat 9 Inspectors temporarily report to Director**  
**Added 1 Land Use Inspector (Nuisance)**  
**Added 2 Residential Const and Zoning Inspectors (BD)**  
**Transferred Fire Protection Review Specialist to Fire Department**





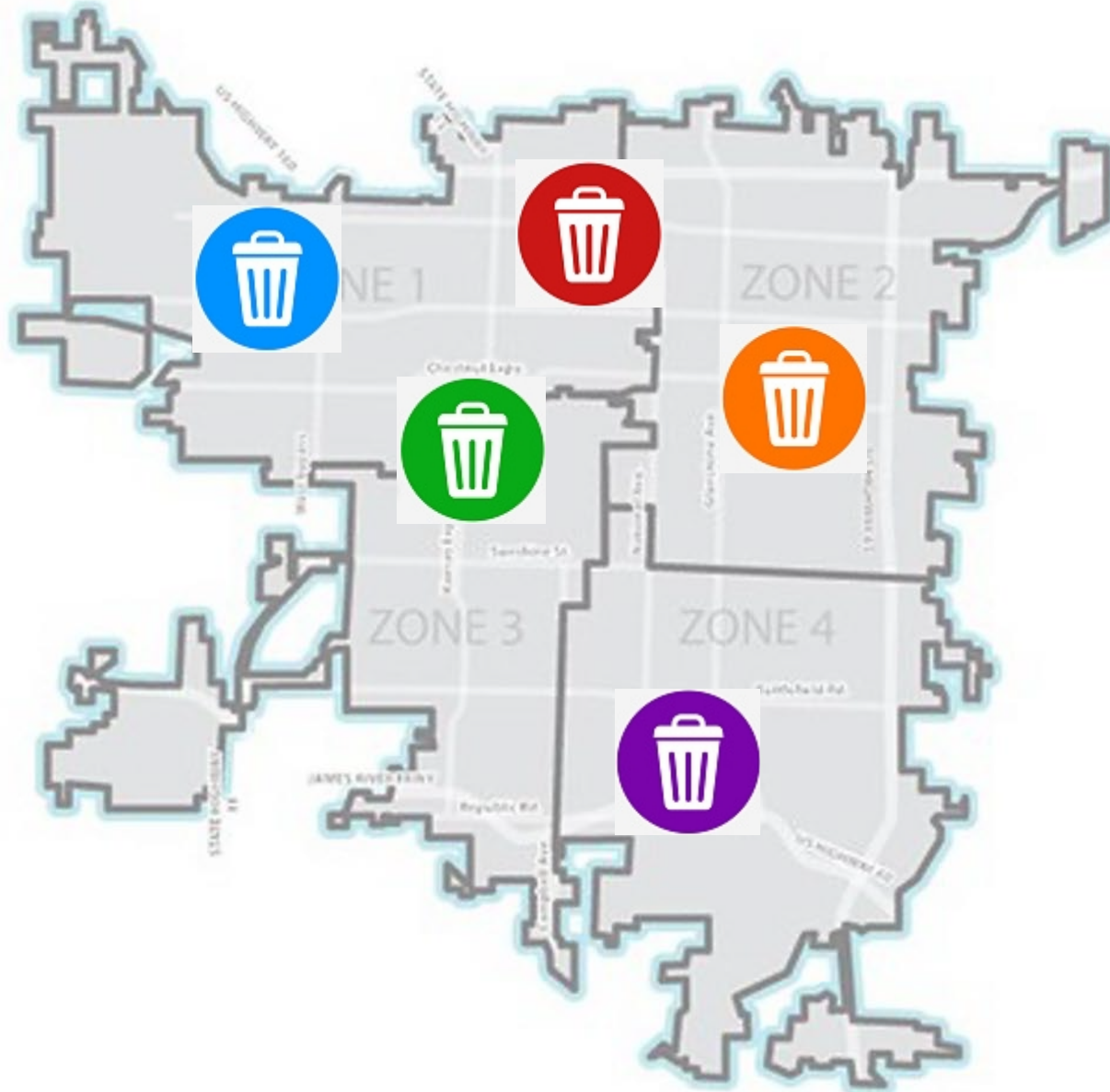
# Organization (Enhanced Nuisance Abatement\*)






# Nuisance (Trash\*) Prior

**\* Dedicated Overgrowth Inspectors were not funded in 2020**



 **5 Land Use Inspectors  
Trash and Overgrowth  
(Complaint Initiated)**



# Nuisance (Trash & Overgrowth) *with 2021-058*



6 Land Use Inspectors (from 5)  
(Trash, Complaint Initiated)



1 City Wide Code Compliance  
Officer Focused on Trash  
CLEAN-UPS



2 Patrolling Code Compliance  
Officers Initiating Cases  
(Enforcement Based)

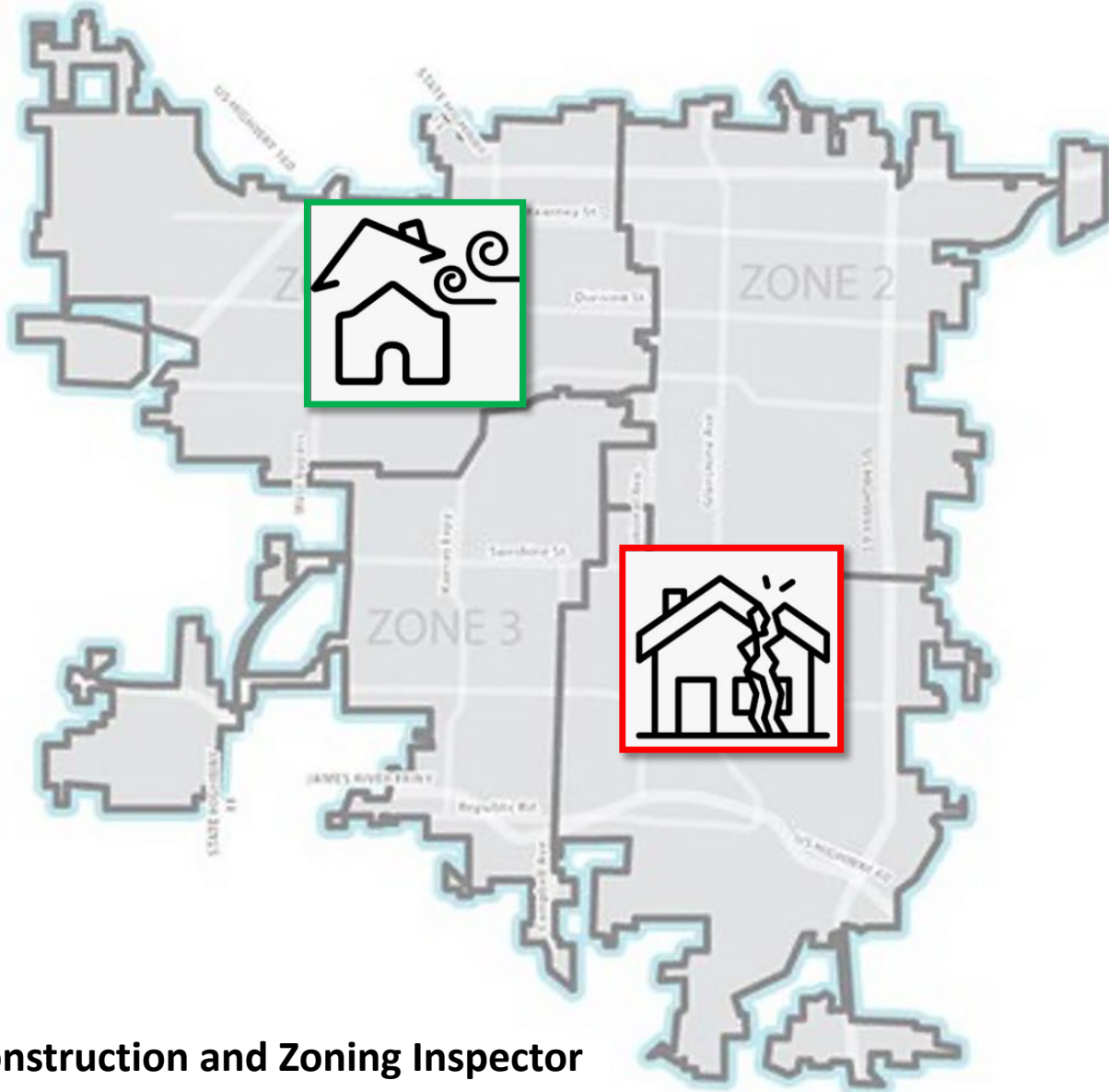


2 Seasonal Overgrowth  
Inspectors (Start 4/5/21)

(3) 2021-058



# Nuisance (Dangerous Buildings) Prior



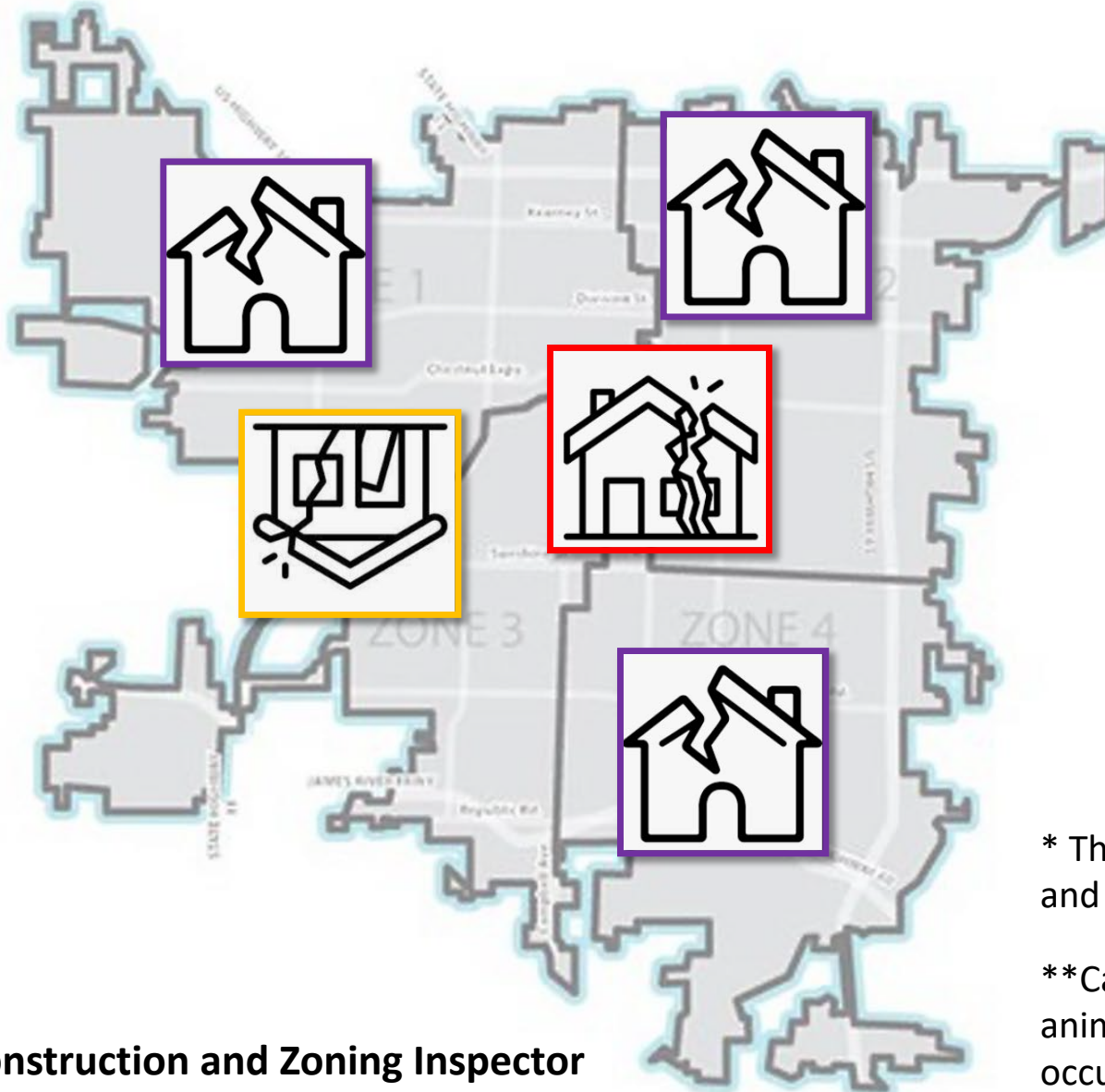
**2 RCZI's\* For Dangerous Buildings (Complaint Initiated)**



RCZI = Residential Construction and Zoning Inspector  
2 Total



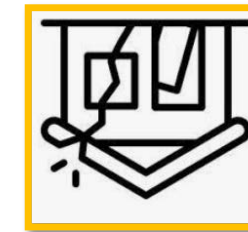
# Nuisance (Dangerous Buildings) Proposed



3 RCZI's responding to typical complaint Initiated cases



1 field assignment only RCZI assigned to remodels, fences, demo permits. This RCZI will close dangerous building cases by inspecting for compliance.\*



1 RCZI focused on City Wide Zoning Complaints\*\*

\* This Inspector will focus on field work and will not do office-based hearings.

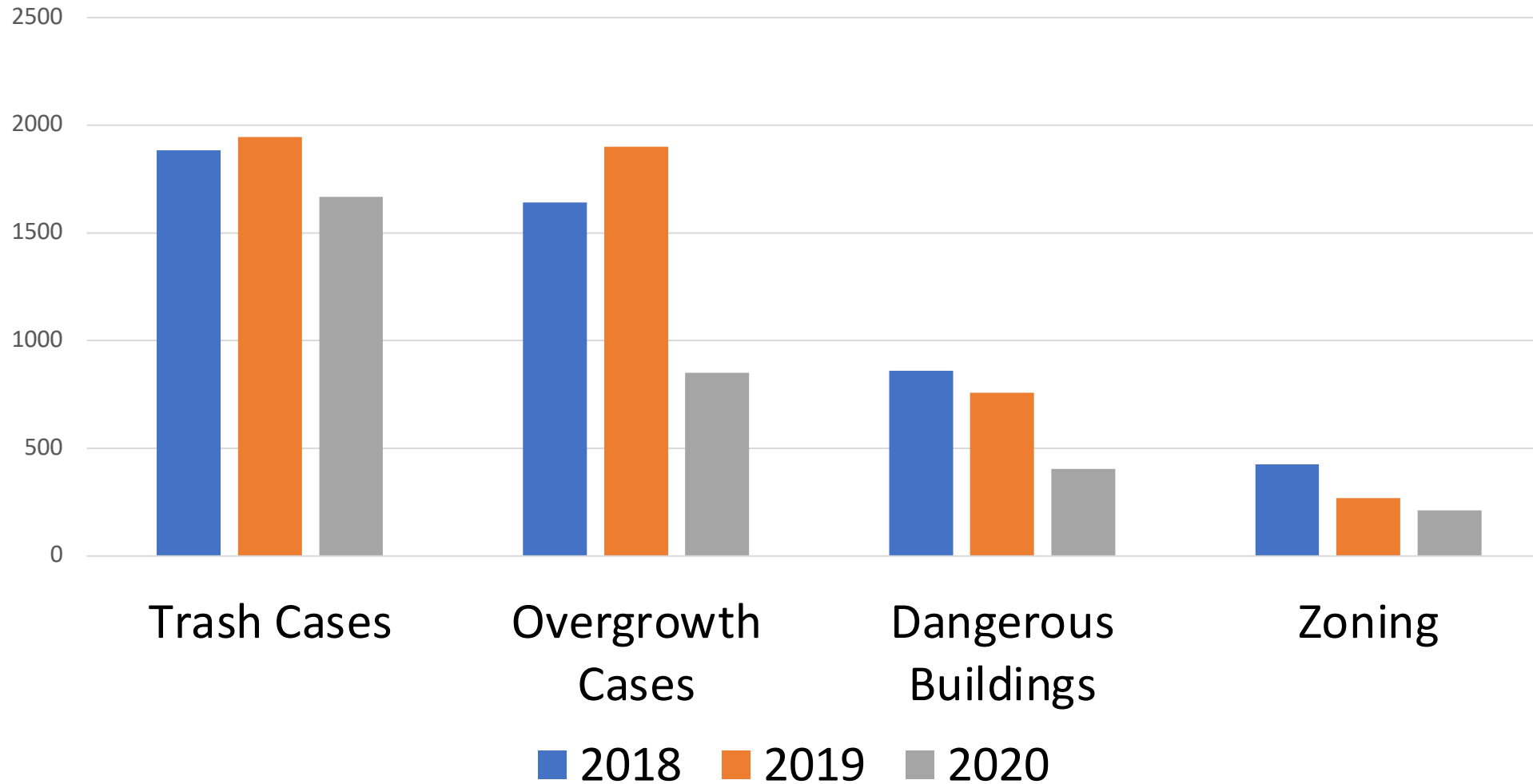
\*\*Cars parked in yards, excess occupancy, animals, illegal businesses, home occupations, buffer yards, etc.



RCZI = Residential Construction and Zoning Inspector  
5 total

# Nuisance and Blighted Building Cases

## Total Cases



# Future Focus

## Continuous Improvement

- **Abatement Contractors and Contracts – Assessment Phase Goals**
  - Lower Abatement Costs
  - Increase Responsiveness
  - Increase Capacity
- **Code Interpretation Consistency**

## Measuring Success

- Quarterly Performance Update
- Staff Engagement Survey





# QUESTIONS?



@CityofSGFjobs



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BUILD YOUR CAREER.**  
[springfieldmo.gov/jobs](http://springfieldmo.gov/jobs)